



PLANNING AND ZONING COMMISSION COMMUNICATION

June 2, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-05-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-05-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Block 2, Lots 31 and 32; 200 block of E. Whitener Road, from Planned Development (PD) zoning district to Planned Development (PD) zoning allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 3.282 acres currently within the 200 block of E. Whitener Road. The property is currently zoned Planned Development (PD) for single family detached dwellings.

Project Description: In September 2014, Bloomfield Homes brought forward a Planned Development for single family residential on the above referenced property for single family development. The Planned Development was approved by the City Council on September 23, 2014. In the engineering design phase of the development, it was determined that the previous lot configuration would need to be modified in order to accommodate stormwater

drainage and not negatively impact properties downstream from this site. Therefore, the developer has brought forward a revision to the Planned Development which reconfigures the lots and creates an open space lot at the southern end. The developer intends to construct a nineteen (19) lot single-family detached subdivision. The proposed planned development zoning district will establish architectural design standards for the project as was previously approved.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 5,831 SF
Minimum Lot Width	55 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 5,500 SF with an average lot size at 5,831 SF. The average lot size has diminished since the “triangular shaped” lots have been removed from the cul-de-sac and the land area moved to the open space lot. All lots will face internal to the cul-de-sac subdivision.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance and are similar as has been approved through previous planned developments for Bloomfield Homes within South Euless. The list of features is attached as part of the ordinance for the Planned Development.

Exterior Enhancements – A masonry wall will be constructed along the E. Whitener frontage and will be designed with a sidewalk where a sidewalk had not been located previously. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and apartment complex.

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner